

Fill in this information to identify the case:

Debtor 1 Orlando Alexander Rodas

Debtor 2 _____
(Spouse, if filing)

United States Bankruptcy Court for the: Eastern District of Virginia

Case number 16-33676

Official Form 410S1

Notice of Mortgage Payment Change

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

U.S. Bank Trust National Association, as
Name of creditor: Trustee of the Bungalow Series IV Trust

Court claim no. (if known): 2

Last 4 digits of any number you use to
identify the debtor's account:

2 6 5 9

Date of payment change:

Must be at least 21 days after date
of this notice 08/01/2020

New total payment:

Principal, interest, and escrow, if any \$ 1,100.48

Part 1: Escrow Account Payment Adjustment**1. Will there be a change in the debtor's escrow account payment?**

☐ No

☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: _____

Current escrow payment: \$ 121.73

New escrow payment: \$ 333.13

Part 2: Mortgage Payment Adjustment**2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

☒ No

☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: _____

Current interest rate: _____%

New interest rate: _____%

Current principal and interest payment: \$ _____

New principal and interest payment: \$ _____

Part 3: Other Payment Change**3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

☒ No

☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: _____

Current mortgage payment: \$ _____

New mortgage payment: \$ _____

Debtor 1 Orlando Alexander Rodas
First Name Middle Name Last Name

Case number (if known) 16-33676

Part 4: Sign Here

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.

X/s/ D. Anthony Sottile
Signature

Date 06/26/2020

Print: D. Anthony Sottile
First Name Middle Name Last Name

Title Authorized Agent for Creditor

Company Sottile & Barile, LLC

Address 394 Wards Corner Road, Suite 180
Number Street
Loveland OH 45140
City State ZIP Code

Contact phone 513-444-4100

Email bankruptcy@sottileandbarile.com

SN Servicing Corporation

Final

323 FIFTH STREET

EUREKA, CA 95501

For Inquiries: (800) 603-0836

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: June 23, 2020

ORLANDO A RODAS
 MARIA D RODAS
 6606 BATTLEWOOD RD
 RICHMOND VA 23234

Loan:

Property Address:
 6606 BATTLEWOOD ROAD
 RICHMOND, VA 23234

Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Mar 2020 to July 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information	Current:	Effective Aug 01, 2020:
Principal & Interest Pmt:	767.35	767.35
Escrow Payment:	121.73	333.13
Other Funds Payment:	0.00	0.00
Assistance Payment (-):	0.00	0.00
Reserve Acct Payment:	0.00	0.00
Total Payment:	\$889.08	\$1,100.48

Escrow Balance Calculation	
Due Date:	Mar 01, 2020
Escrow Balance:	(2,406.28)
Anticipated Pmts to Escrow:	608.65
Anticipated Pmts from Escrow (-):	168.06
Anticipated Escrow Balance:	(\$1,965.69)

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	0.00	0.00
Mar 2020		365.19			* Escrow Only Payment	0.00	365.19
Mar 2020				95.32	* Escrow Disbursement	0.00	269.87
Mar 2020				941.58	* County Tax	0.00	(671.71)
Mar 2020				900.99	* County Tax	0.00	(1,572.70)
May 2020		121.73			*	0.00	(1,450.97)
May 2020		121.73			*	0.00	(1,329.24)
May 2020				813.35	* County Tax	0.00	(2,142.59)
Jun 2020				263.69	* Forced Place Insur	0.00	(2,406.28)
					Anticipated Transactions	0.00	(2,406.28)
Jun 2020		486.92		84.03	Forced Place Insur		(2,003.39)
Jul 2020		121.73		84.03	Forced Place Insur		(1,965.69)
	\$0.00	\$1,217.30	\$0.00	\$3,182.99			

An asterisk (*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 0.00. Under Federal law, your lowest monthly balance should not have exceeded 0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Main Office- NMLS ID #5985, Branch Office- NMLS ID #9785

Analysis Date: June 23, 2020

ORLANDO A RODAS

Loan:

**Annual Escrow Account Disclosure Statement
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(1,965.69)	502.87
Aug 2020	230.27	84.03	Forced Place Insur	(1,819.45)	649.11
Sep 2020	230.27	84.03	Forced Place Insur	(1,673.21)	795.35
Oct 2020	230.27	84.03	Forced Place Insur	(1,526.97)	941.59
Nov 2020	230.27	84.03	Forced Place Insur	(1,380.73)	1,087.83
Dec 2020	230.27	941.58	County Tax	(2,092.04)	376.52
Dec 2020		84.03	Forced Place Insur	(2,176.07)	292.49
Jan 2021	230.27	84.03	Forced Place Insur	(2,029.83)	438.73
Feb 2021	230.27	84.03	Forced Place Insur	(1,883.59)	584.97
Mar 2021	230.27	84.03	Forced Place Insur	(1,737.35)	731.21
Apr 2021	230.27	84.03	Forced Place Insur	(1,591.11)	877.45
May 2021	230.27	84.03	Forced Place Insur	(1,444.87)	1,023.69
Jun 2021	230.27	813.35	County Tax	(2,027.95)	440.61
Jun 2021		84.03	Forced Place Insur	(2,111.98)	356.58
Jul 2021	230.27	84.03	Forced Place Insur	(1,965.74)	502.82
	<u>\$2,763.24</u>	<u>\$2,763.29</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 292.49. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 460.55 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (1,965.69). Your starting balance (escrow balance required) according to this analysis should be \$502.87. This means you have a shortage of 2,468.56. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 24 months.

We anticipate the total of your coming year bills to be 2,763.29. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

New Escrow Payment Calculation

Unadjusted Escrow Payment	230.27
Surplus Amount:	0.00
Shortage Amount:	102.86
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$333.13</u>

Paying the Shortage. If your shortage is paid in full, your new monthly payment will be \$997.62 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE: If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

*** Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**UNITED STATES BANKRUPTCY COURT
EASTERN DISTRICT OF VIRGINIA
RICHMOND DIVISION**

In Re:

Case No. 16-33676-KRH

Orlando Alexander Rodas
aka Orlando A Rodas
dba Rodas Painting LLC

Chapter 13

Debtor.

Judge Kevin R. Huennekens

CERTIFICATE OF SERVICE

I certify that on June 26, 2020, a copy of the foregoing Notice of Mortgage Payment Change was filed electronically. Notice of this filing will be sent to the following party/parties through the Court's ECF System. Party/Parties may access this filing through the Court's system:

Robert B. Duke, Jr., Debtor's Counsel
rdukelaw@gmail.com

Suzanne E. Wade, Chapter 13 Trustee
ecfsummary@ch13ricva.com

Office of the United States Trustee
(registeredaddress)@usdoj.gov

I further certify that on June 26, 2020, a copy of the foregoing Notice of Mortgage Payment Change was mailed by first-class U.S. Mail, postage prepaid and properly addressed to the following:

Orlando Alexander Rodas, Debtor
6606 Battlewood Rd.
N. Chesterfield, VA 23234

Dated: June 26, 2020

/s/ D. Anthony Sottile

D. Anthony Sottile
Authorized Agent for Creditor
Sottile & Barile, LLC
394 Wards Corner Road, Suite 180
Loveland, OH 45140
Phone: 513.444.4100
Email: bankruptcy@sottileandbarile.com